136.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,000 / 906,000
					USE VALUE:	906,000 / 906,000
					ASSESSED:	906,000 / 906,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRETTON CHARLES H & MARY L
Owner 2:	TRS/65 KENSINGTON PARK TR
Owner 3:	
Street 1:	65 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2269 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	357,500	5,100	543,400	906,000
Total Card	0.141	357,500	5,100	543,400	906,000
Total Parcel	0.141	357,500	5,100	543,400	906,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.23 | /Parcel: 399.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	87569
GIS Ref	
GIS Ref	
Insp Date	10/12/17

!10577!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,400	5100	6,125.	543,400	905,900	905,900	Year End Roll	12/18/2019
2019	101	FV	280,500	5100	6,125.	573,600	859,200	859,200	Year End Roll	1/3/2019
2018	101	FV	280,500	4600	6,125.	422,600	707,700	707,700	Year End Roll	12/20/2017
2017	101	FV	318,500	4600	6,125.	404,500	727,600	727,600	Year End Roll	1/3/2017
2016	101	FV	318,500	4600	6,125.	374,300	697,400	697,400	Year End	1/4/2016
2015	101	FV	310,600	4600	6,125.	314,000	629,200	629,200	Year End Roll	12/11/2014
2014	101	FV	310,600	4600	6,125.	306,700	621,900	621,900	Year End Roll	12/16/2013
2013	101	FV	310,600	4600	6,125.	292,200	607,400	607,400		12/13/2012

PRINT

Date	Time
12/11/20	00:52:10

LAST REV

Date	Time
01/18/18	09:43:53
apro	
10577	

USER DEFINED

Prior Id # 1:	87569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRETTON CHARLE	27235-45		4/24/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2006	14	New Wind	1,900					
11/2/2002	1010	Manual	2,000					NEW CLOSET

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	336	PATRIOT
5/13/2000	Inspected	270	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	266	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	90.	0.99	10									543,373						543,400	

Total AC/HA: 0.14061 | Total SF/SM: 6125 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 543,373 | Spl Credit | Total: 543,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13611102
Const Adj.:	1.02484453
Adj $ / SQ:	145.542
Other Features:	91800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518091
Depreciation:	160608
Depreciated Total:	357482

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

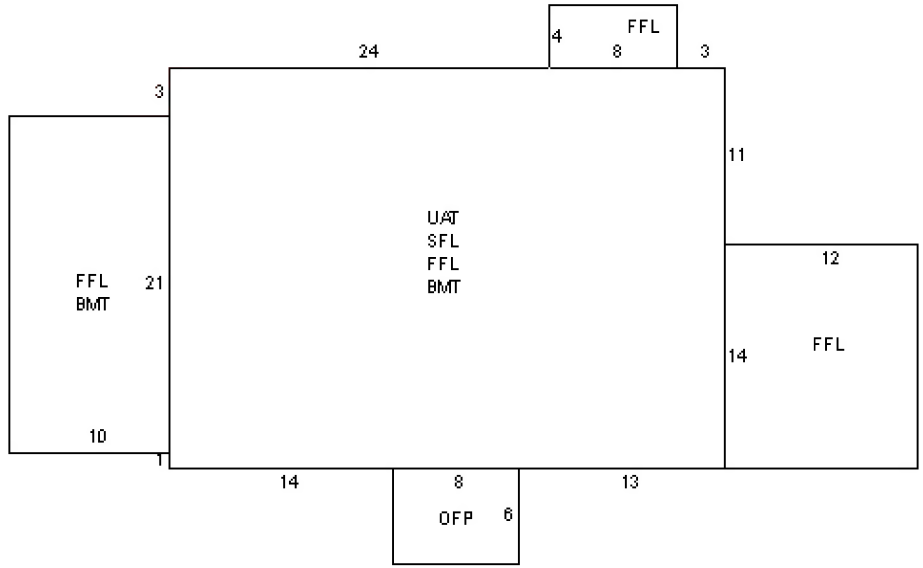
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	160.10
Special Features:	0	Val/Su Net:	101.79
Final Total:	357500	Val/Su SzAd	165.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,285	145.540	187,022
BMT	Basement	1,085	43.660	47,374
SFL	Second Floor	875	145.540	127,349
UAT	Upper Attic	219	69.860	15,282
OFP	Open Porch	48	45.090	2,164
Net Sketched Area:		3,512	Total:	379,191
Size Ad	2160	Gross Are	4168	FinArea 2269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1950	22.31	T	40	101			4,600			4,600
19	Patio	D	Y	1	9X10	A	AV	2000	6.00	T	15.2	101			500			500

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100